

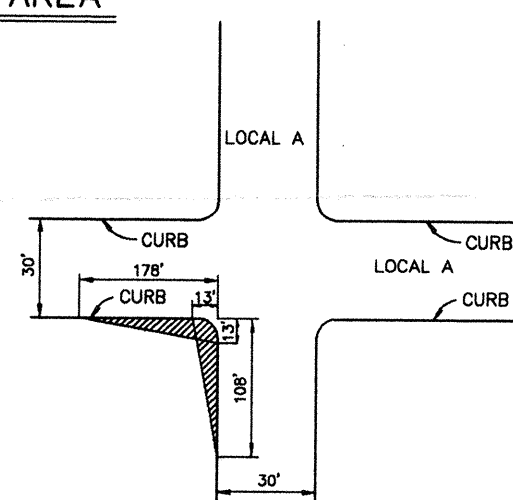
ENVIRONMENTAL RECOMMENDATIONS

- Prior to the release of any building permits the following shall be submitted to the aquifer studies division of the San Antonio Water System.
 - A Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
- A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits. This shall also be addresses in the Water Pollution Abatement Plans. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
- In addition to the Stage 2 Stormwater Abatement Facility, a 50 foot buffer adjacent to and outside the 100 year floodplain shall be restricted in use as a building setback requirement.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscape areas shall be sensitive to minimize water need (i.e. use of native plants).
- There will be no storage of hazardous substances on this tract.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.
- That the Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D
 $L = 13 \text{ (ISD)} / (13 + \{W/2\} + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 \text{ (ISD)} - (W/2 + K_A) = 178 \text{ FT.}$
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



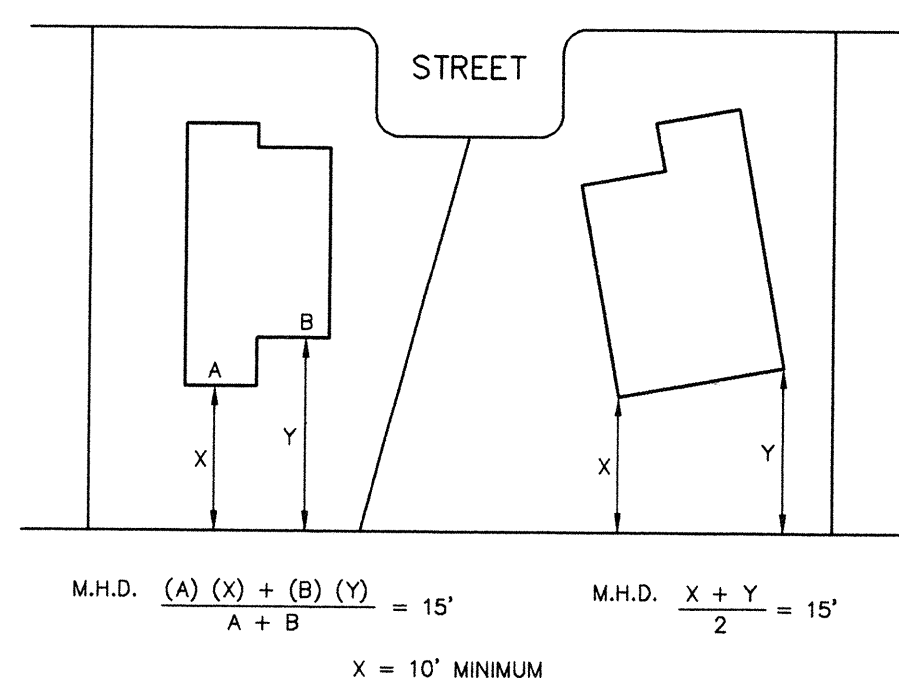
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - 1) R - 1 E.R.Z.D.
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 0.60 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 87%
TOTAL SPACE	= 186.1 ACRES
112 SINGLE FAMILY RESIDENTIAL LOTS OCCUPIED SPACE	
14.53 ACRES	STREET PAVEMENT AND ISLANDS
1.40 ACRES	DRIVEWAYS (MINIMUM 18 X 30)
7.78 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)
23.71 ACRES	TOTAL

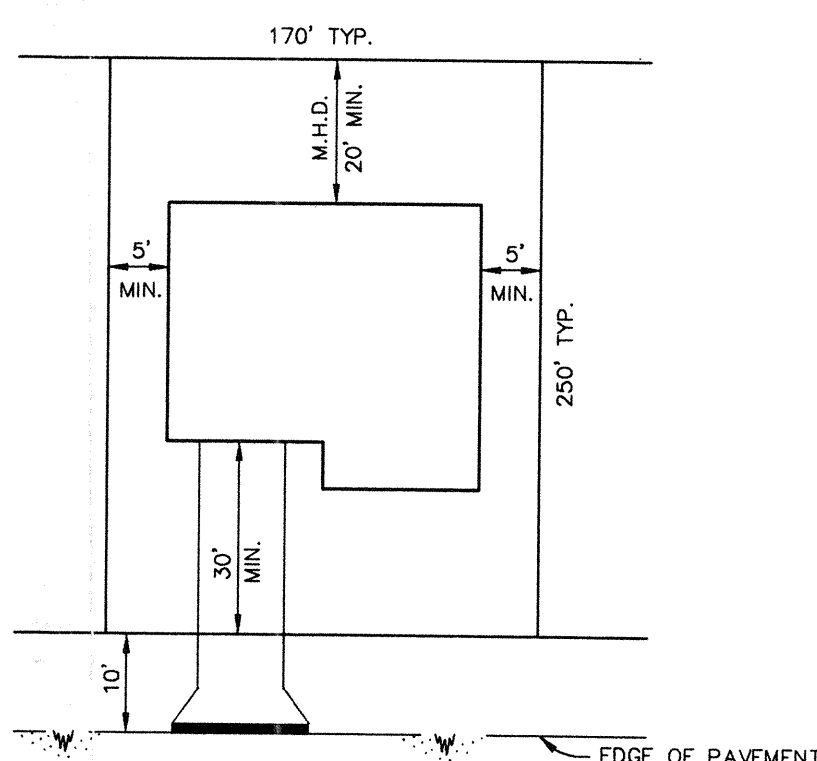
NET OPEN SPACE = 162.39 ACRES
+ 186.1 ACRES
OPEN SPACE RATIO = 0.87

NOTES:

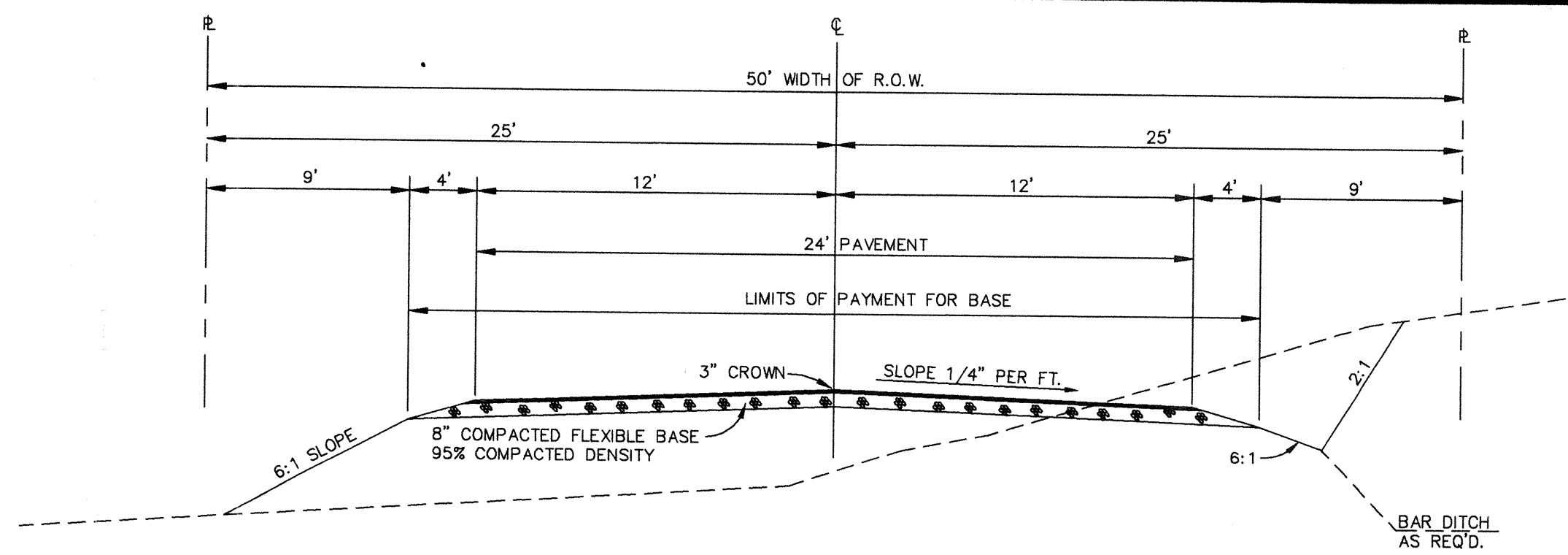
- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 1, BLOCK 1).



MEAN HORIZONTAL DISTANCE
NOT TO SCALE



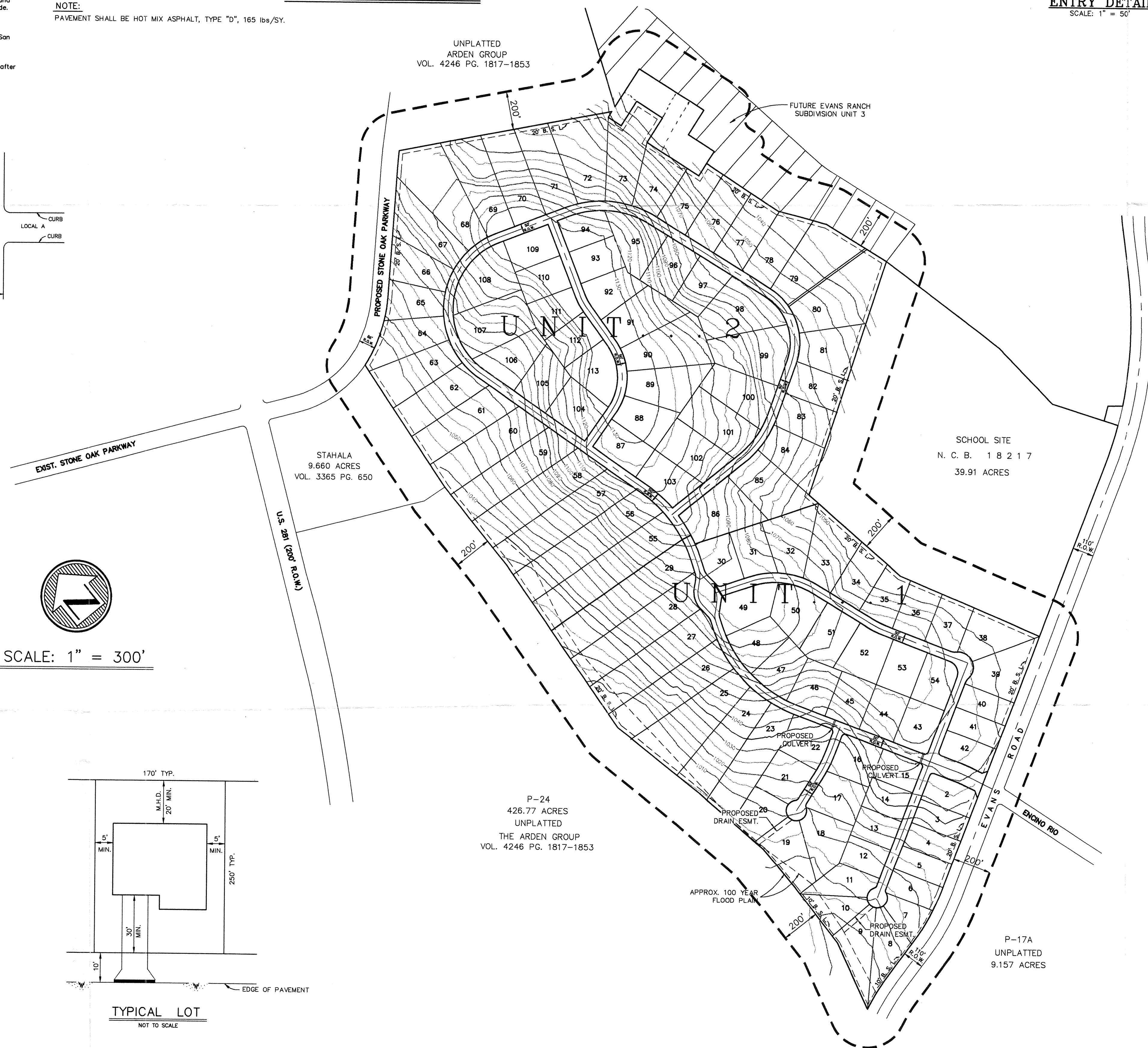
TYPICAL LOT
NOT TO SCALE



TYPICAL STREET SECTION

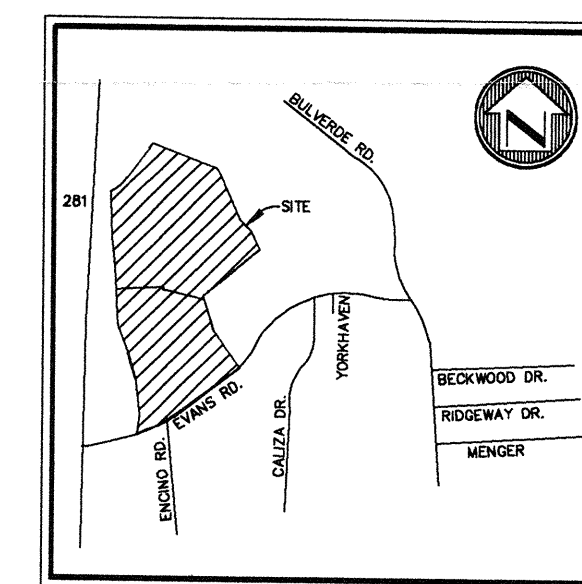
NOTE:
PAVEMENT SHALL BE HOT MIX ASPHALT, TYPE "D", 165 lbs/SY.

UNPLATTED
ARDEN GROUP
VOL. 4246 PG. 1817-1853



ENTRY DETAIL

SCALE: 1" = 50'



LOCATION MAP

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: *Mark K. ...* 3/10/99
Secretary: *...* 3/10/99

"A PLANNED UNIT DEVELOPMENT"

99-007

P.U.D. PLAN

for

OAKRIDGE HEIGHTS SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:
02/02/99 - ROW DIM.
02/25/99

JOB NO. 46335.00

FILE: 7

DATE: 10/06/98

DESIGN: G.W.P.

DRAWN: B.C.

CHECKED:

SHEET 1 OF 1

DEVELOPER:

LAREDO ENCINO, LTD.
600 SAN BERNARDO, SUITE 800
LAREDO, TEXAS 78042
CONTACT: BRADFORD GALO
PHONE: (210) 497-3385

99-007